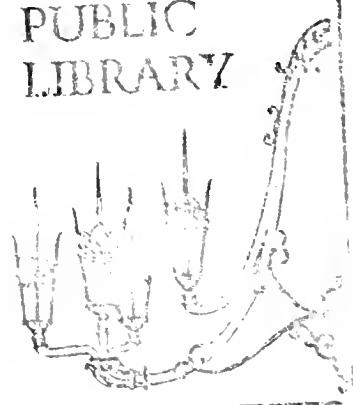


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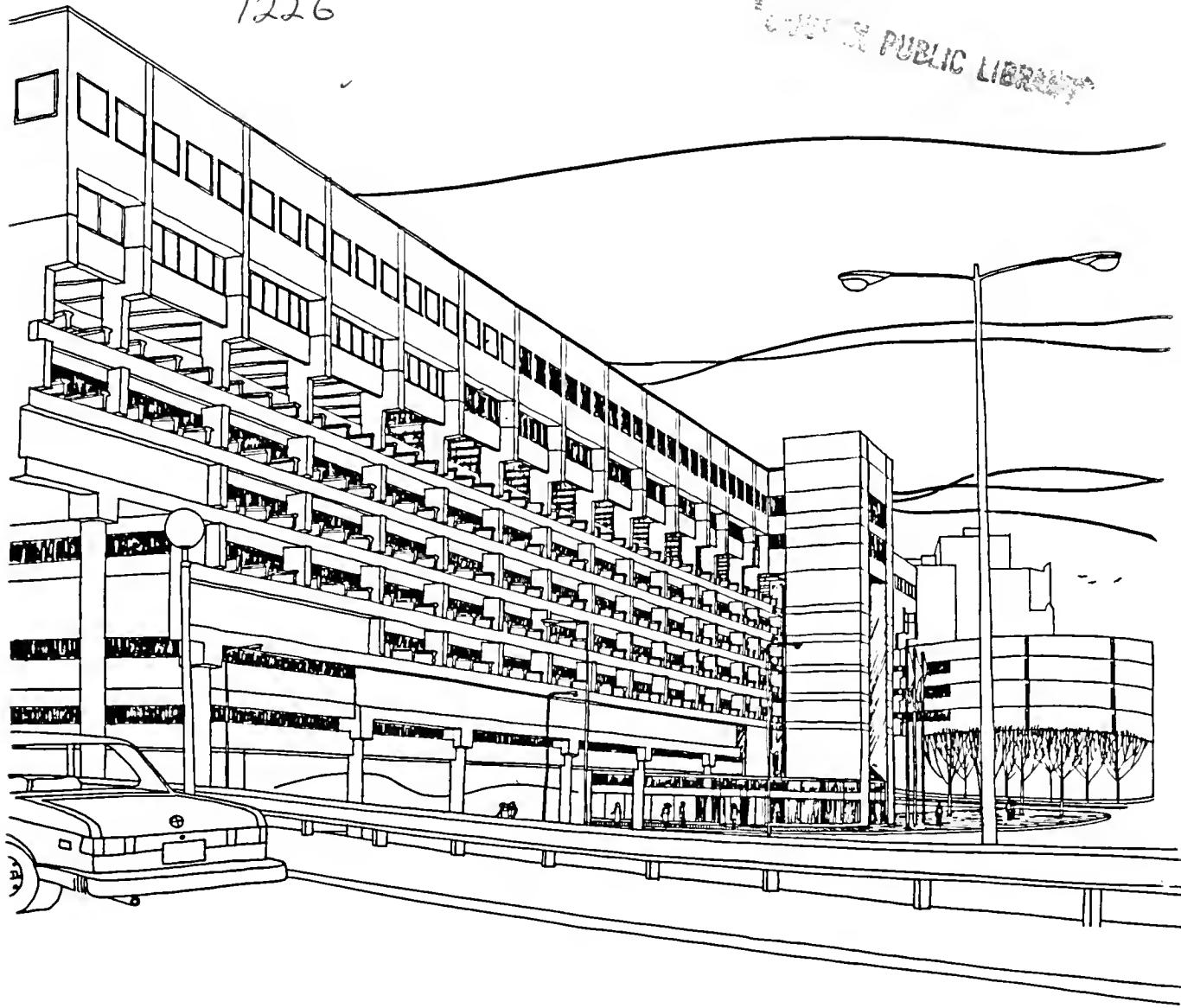
BOSTON
PUBLIC
LIBRARY



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GOVERNMENT PUBLIC LIBRARY



GOVERNMENT CENTER GARAGE PROPOSED ADDITION

RICHARD H. RUBIN
SUITE 300
11140 ROCKVILLE PIKE
ROCKVILLE, MARYLAND 20852

January 19, 1983

Mr. Robert J. Ryan, Director
Boston Redevelopment Authority
City of Boston
Ninth Floor
One City Hall Square
Boston, Massachusetts 02201

Dear Mr. Ryan:

The enclosed material is submitted to provide your staff with additional background information relative to our development team.

Our team is available to meet with members of your staff to discuss our proposal.

Cordially,



Richard H. Rubin

RHR:rmc
Enclosure

TABLE OF CONTENTS

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A.

DEVELOPER

RICHARD H. RUBIN COMPANIES

ROCKVILLE, MARYLAND

RICHARD H. RUBIN COMPANIES

The following is a list of some of the major office buildings developed, managed, and principally owned by Richard H. Rubin:

265 Franklin Street, Boston, Massachusetts

Richard Rubin has purchased a site of approximately 27,000 square feet bounded by Franklin, Oliver, High and Batterymarch Streets. Demolition is underway on the old Putnam Building, which is on the site, and construction will commence next month on a 20-story, 313,000 square foot office building. This project should be completed by the third quarter of 1984 and will cost just under \$50 million. This building will offer a first-class setting for financially-oriented tenants with a six-story atrium, 200-car parking garage and a granite facade.

1101 14th Street, N.W., Washington, D.C.

The enclosed photograph shows this 135,000 square foot office building which Richard H. Rubin, as managing general partner, developed commencing in October 1980. This project was completed and ready for tenant move-in in December 1981. The building is fully leased and constitutes a first-class office building built to the highest standards of architectural finish in Washington, D.C.. The financing for this project in the sum of \$16 million dollars has been placed with the Lincoln National Life Insurance Company of Fort Wayne, Indiana.

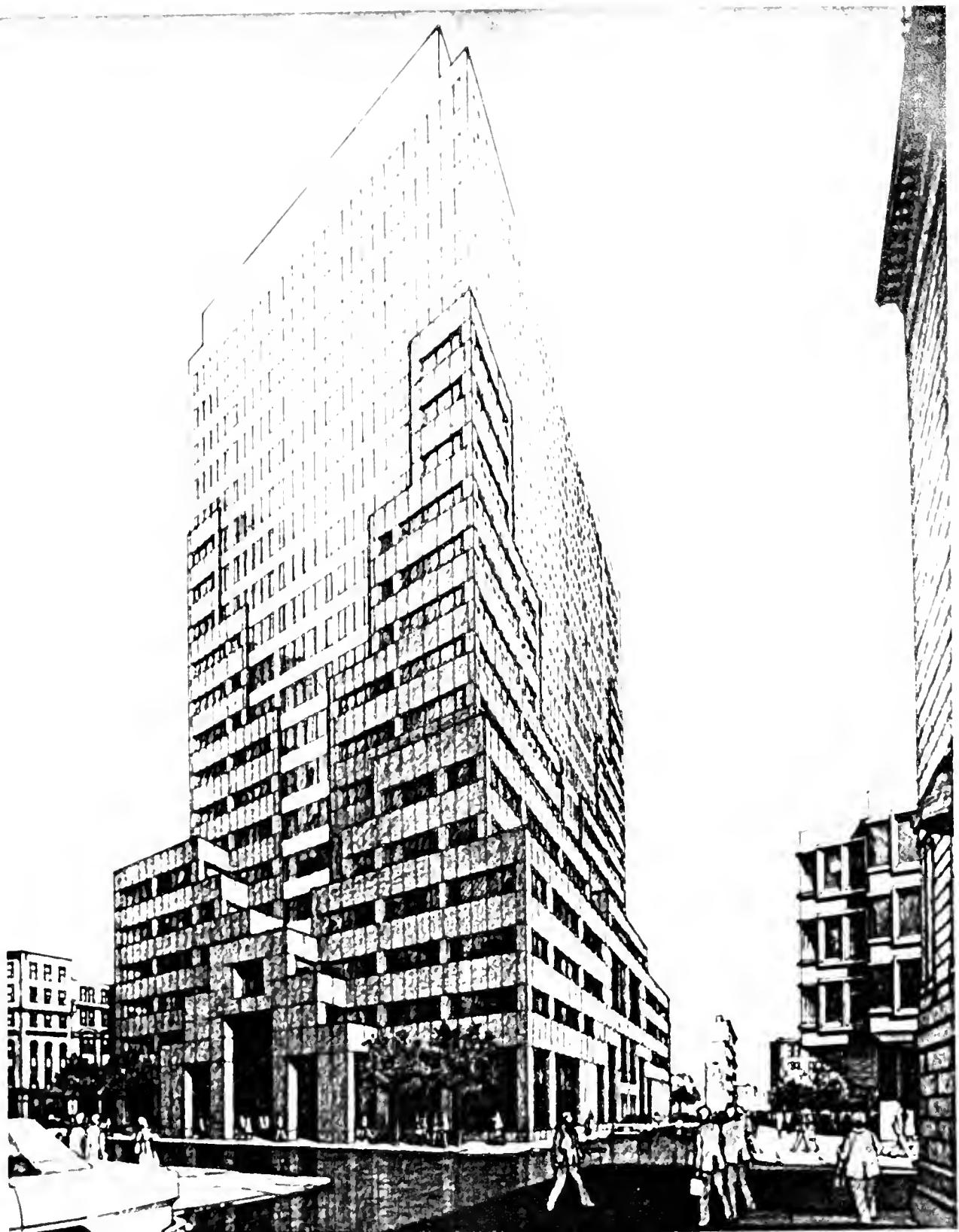
1275 K Street, N.W., Washington, D.C.

This 275,000 square foot office building is presently under construction with completion scheduled for June 1983. Construction

commenced as of March 1, 1982. Permanent financing for this project has been placed with General Electric Pension Trust in the principal sum of \$35 million dollars.

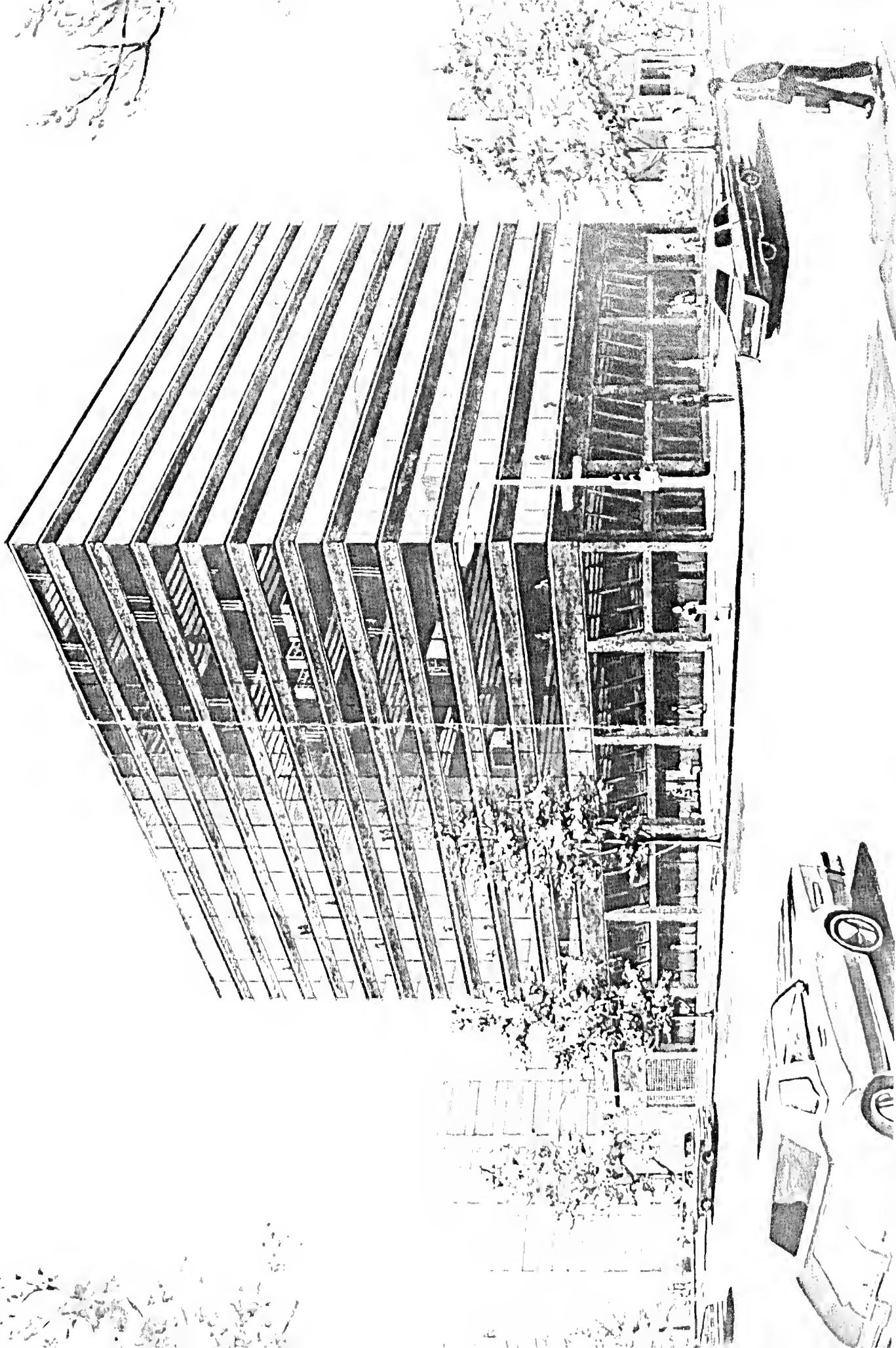
The Dynamac Building, Rockville, Maryland

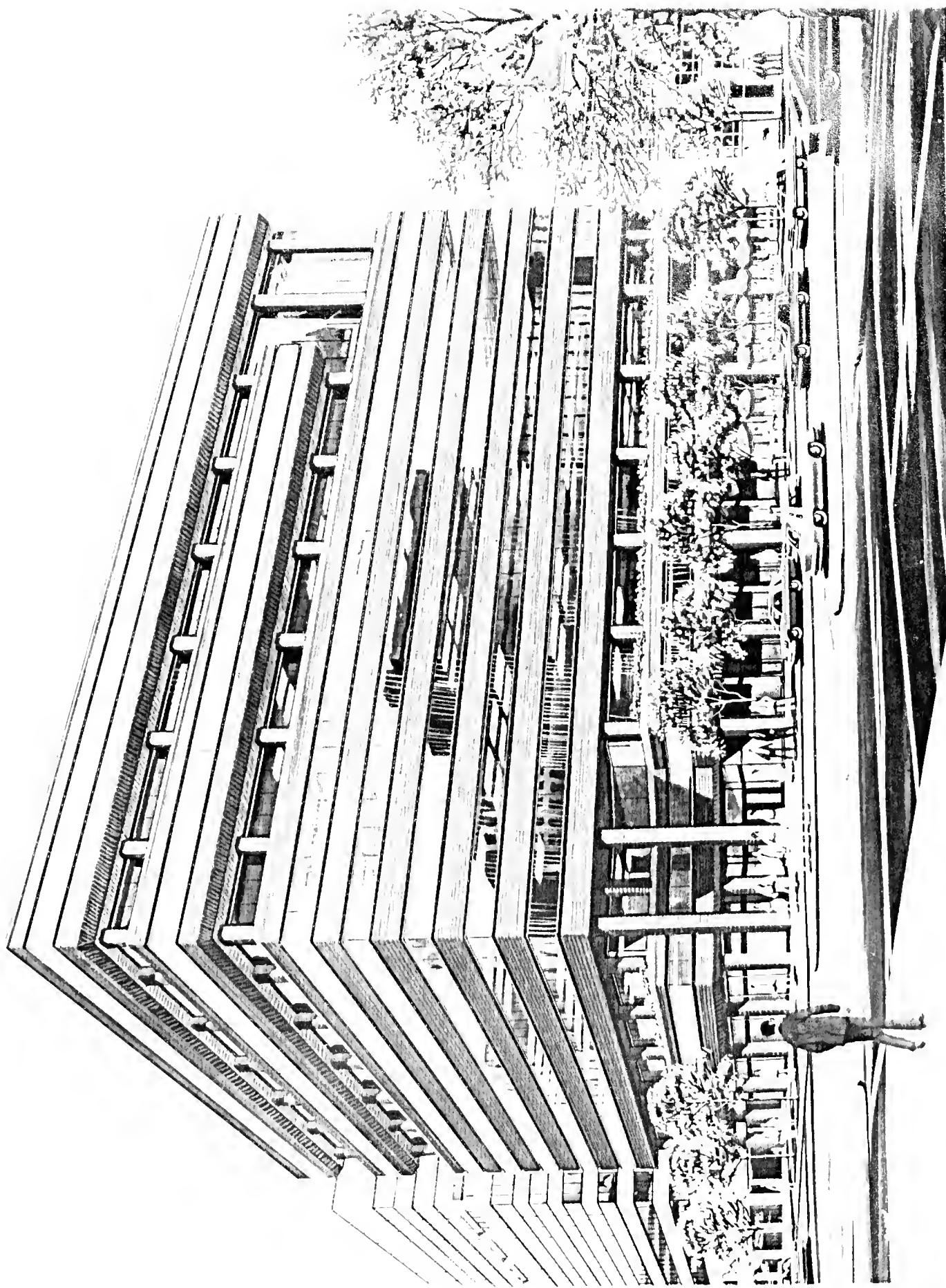
This development is located on a major suburban arterial highway in the Rockville-Bethesda suburbs immediately adjacent to Washington, D.C.. Subject building is directly across from and faces the main entrance into White Flint Mall, which is a pre-eminent million square foot three department store enclosed mall shopping center. The character and quality of the location is equivalent to Route #9 in Chestnut Hill, Massachusetts - directly opposite the Chestnut Hill Mall. This building contains 80,000 square feet of rentable area plus 160,000 square feet of parking on three decks.

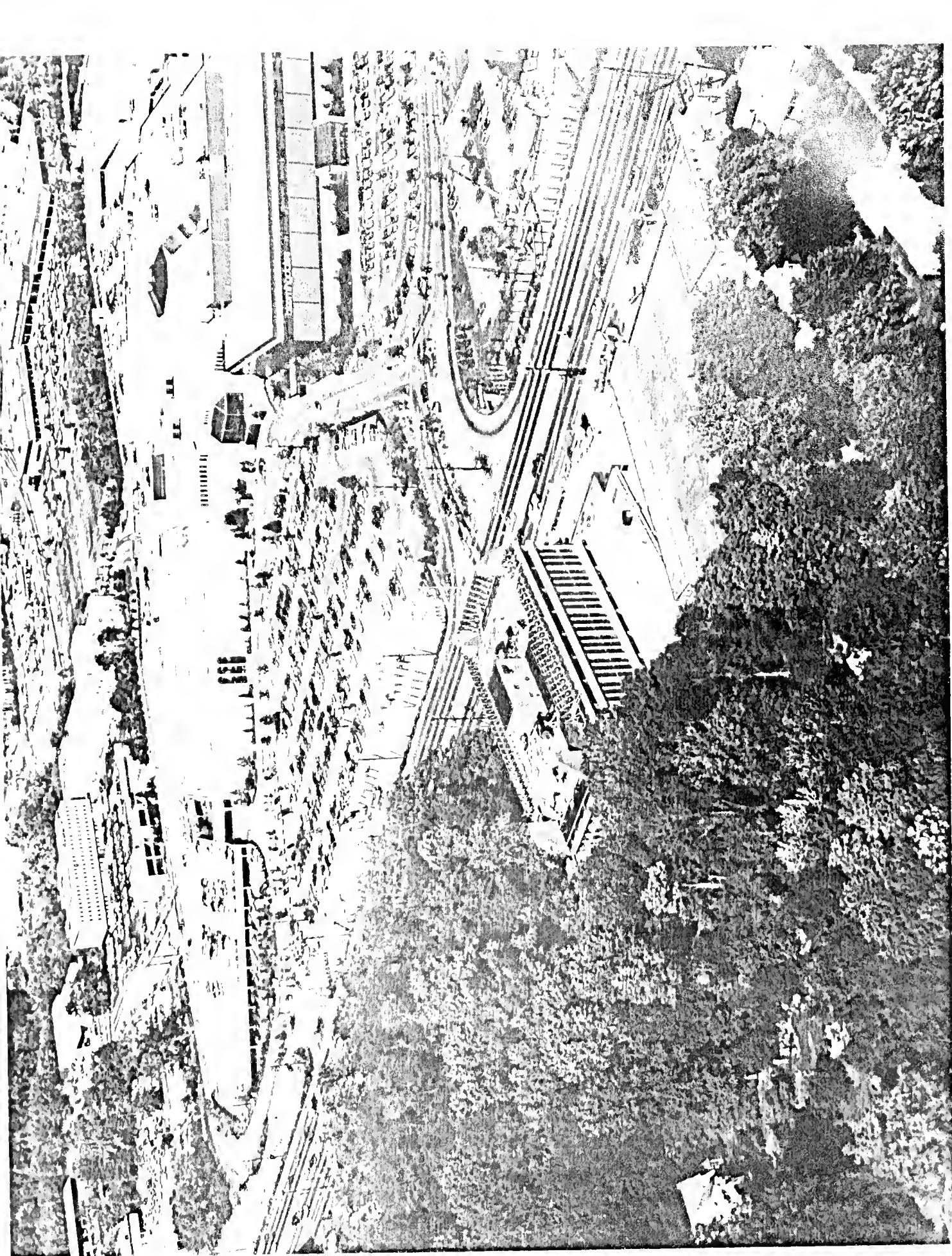


265 FRANKLIN STREET

OLIVER WENDELL REALTY TRUST ASSOCIATES
GOODY, CLANCY & ASSOCIATES, INC. ARCHITECTS







B.

ARCHITECT

MINTZ ASSOCIATES ARCHITECTS/PLANNERS, INC.

BOSTON, MASSACHUSETTS

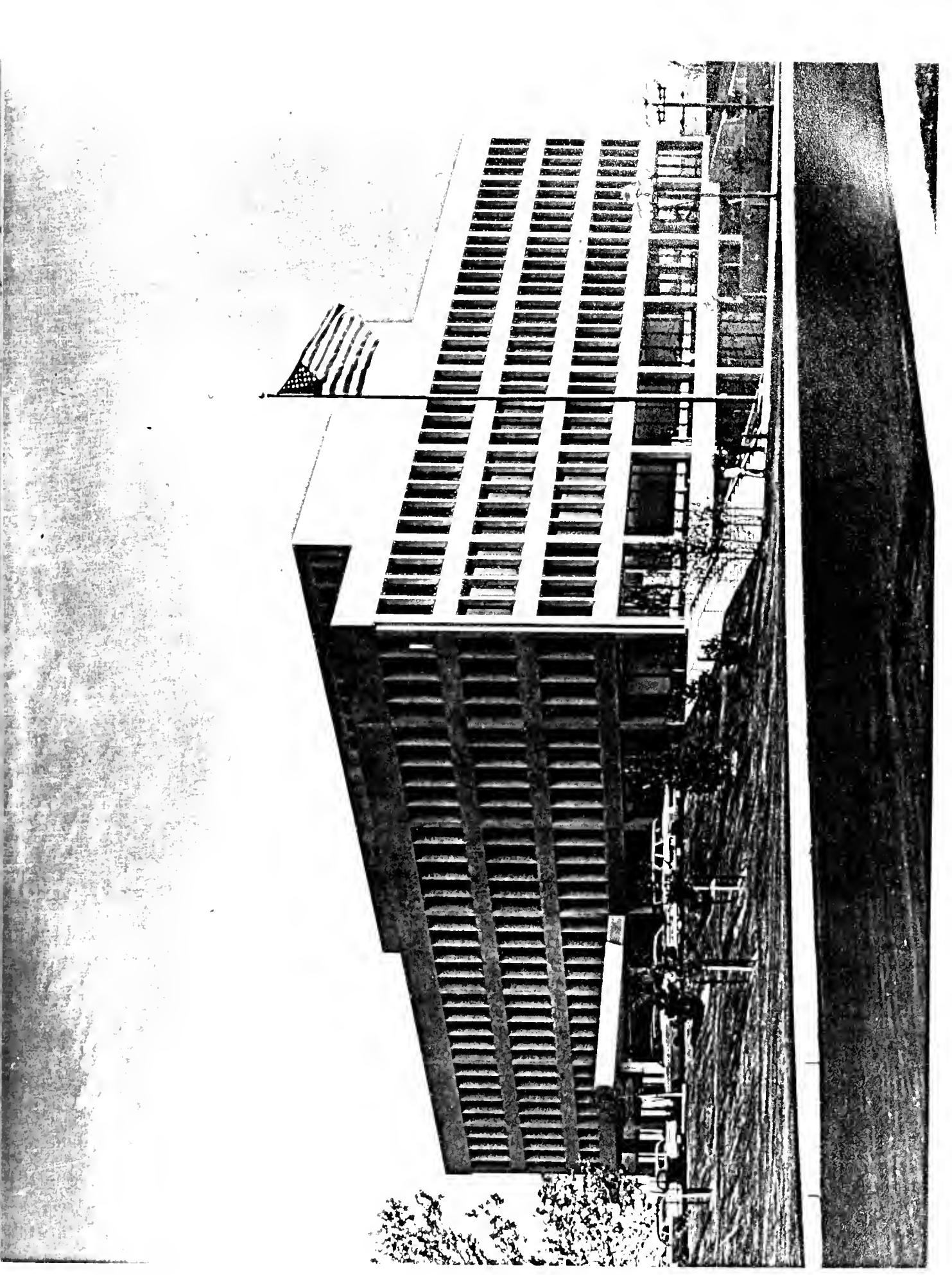
MINTZ ASSOCIATES ARCHITECTS/PLANNERS, INC.

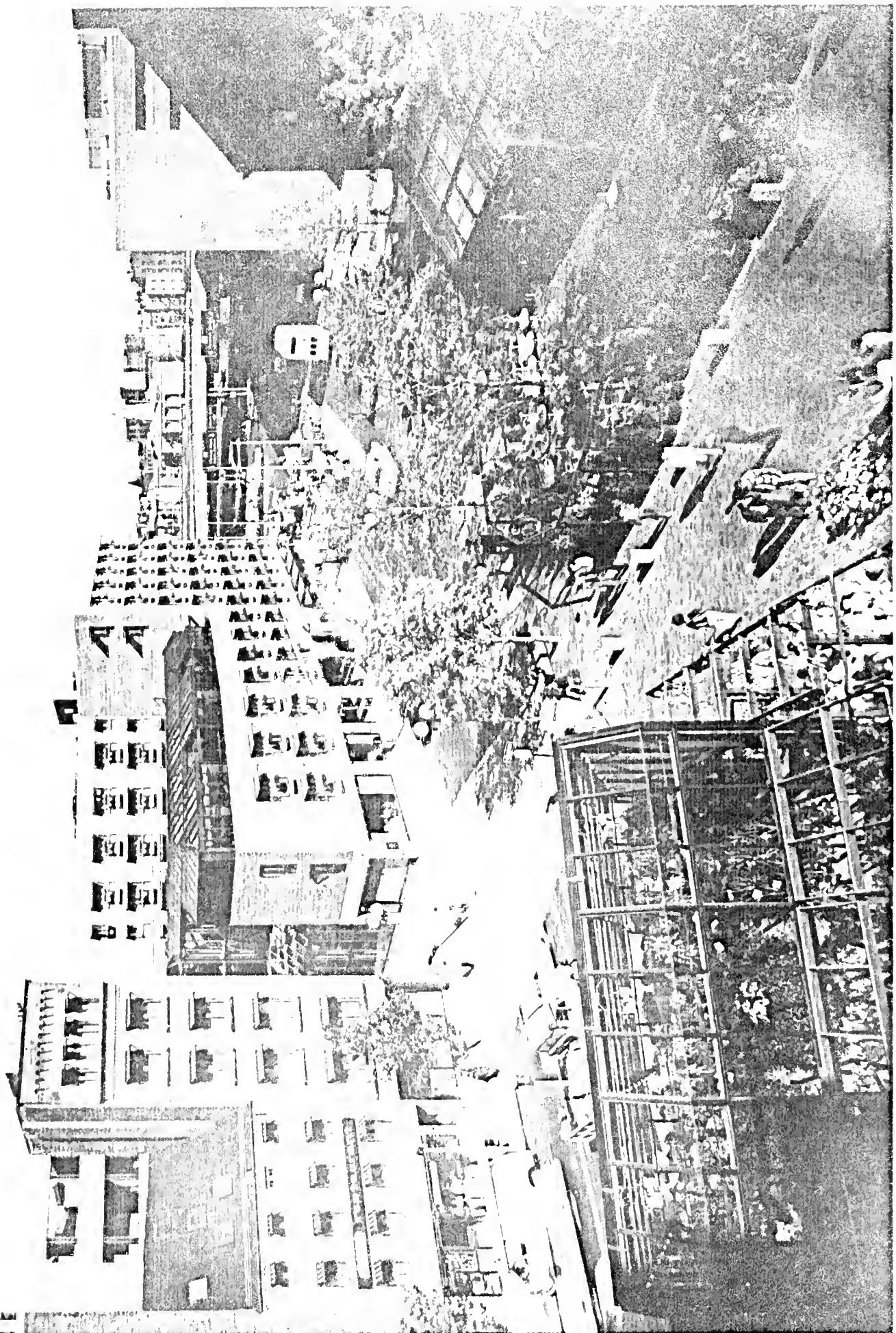
Mintz Associates Architects/Planners, Inc. was established in 1964 by Samuel E. Mintz after successfully completing four years as the first Director of Planning & Design for Boston's Downtown Waterfront-Faneuil Hall Urban Renewal Project. The firm, originally called PARD TEAM, INC., has been responsible for the planning and design of numerous large and small scale new and rehabilitated commercial, residential, and institutional projects, primarily in Massachusetts. The total aggregate of construction projects completed as of January 1983 amounts to \$125,000,000. The newest examples are the Bostonian Hotel across from Faneuil Hall Market Place, an \$18,000,000 luxury hotel project, and South Cove Plaza East and West, a total of 231 residential units constructed on two prominent downtown Boston Streets, Tremont and Stuart. The total development cost \$17,500,000.

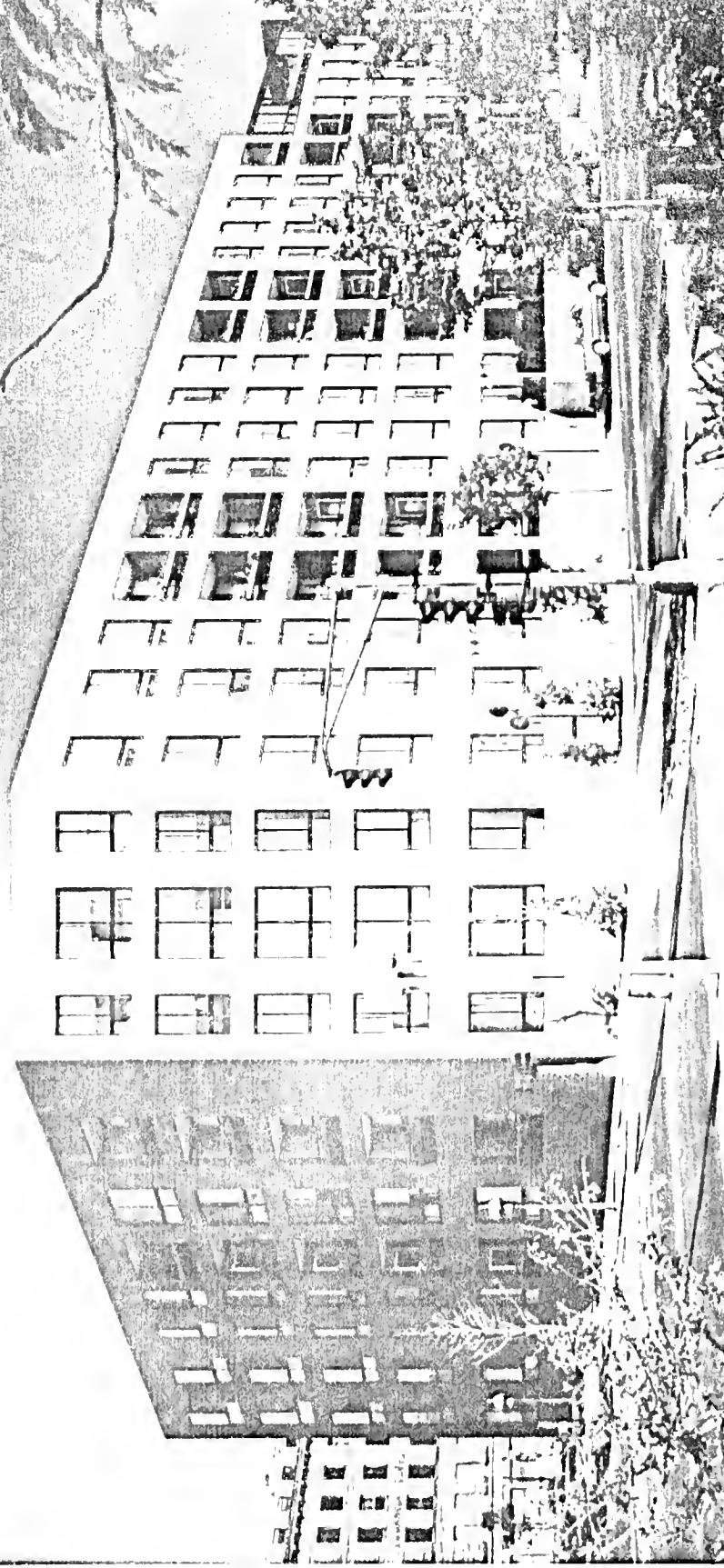
Our philosophy simply stated is - the creation of innovative straightforward planning and design solutions meeting the environmental and building needs of client, community and user. This philosophy, while simple to state, involves the necessary process and skills of bringing planning and development opportunities together with political and community realities to achieve results.

The projects shown in photographs represent some of our commercial work as well as buildings where structural parking was part of the total development.

The Essex Bank Regional Headquarters at the North Shore Shopping Center in Peabody, Massachusetts is a four-story, 143,000 square foot, first-class office building occupying









C.

REAL ESTATE CONSULTANT
RYAN, ELLIOTT AND COMPANY, INC.
BOSTON, MASSACHUSETTS

RYAN, ELLIOTT AND COMPANY, INC.

Ryan, Elliott and Company, Inc., established in 1960, is a full-service commercial and industrial real estate brokerage firm with offices in Boston and Providence, Rhode Island. Over the past 22 years, the firm has expanded its operations to include appraisal, consulting, investment brokerage, property management and international brokerage. Ryan, Elliott and Company, Inc. has represented many major corporations, both on the local and national level, in solving complex real estate problems.

The principals of Ryan, Elliott and Company, Inc. are John Ryan and William G. Coughlin.

Mr. Ryan, President and Sales Director of Ryan, Elliott Companies, is currently Vice President of the Greater Boston Chamber of Commerce, a member of the Coordinating Committee of the City of Boston, trustee and member of the Board of Investment of the Home Savings Bank, and a trustee for the New England Conservatory of Music. Mr. Ryan has served as a member of the Boston Redevelopment Authority and Chairman of the Mass. Housing and Finance Agency, as well as a director of the Greater Boston Real Estate Board.

William G. Coughlin is President of Ryan, Elliott and Coughlin Management Corporation and Treasurer of Ryan, Elliott Companies. Mr. Coughlin is past president of the Building Owners and Managers Association, is presently a director of the Greater Boston Real Estate Board, and is a Certified Property Manager.

The primary focus of Ryan, Elliott & Company's commercial brokerage department in Boston is office leasing. Our ability and expertise is evidenced by the caliber of projects in which Ryan,

Elliott has been involved in recent years. Following are examples of a few of our recent projects;

Federal Reserve Bank of Boston:

Ryan, Elliott and Company handled the successful acquisition of an entire city block upon which the Federal Reserve Plaza was built. The Bank thereafter retained Ryan, Elliott to act as exclusive leasing agent for approximately 200,000 square feet of first-class office space in the Plaza.

The Keystone Building, 99 High Street:

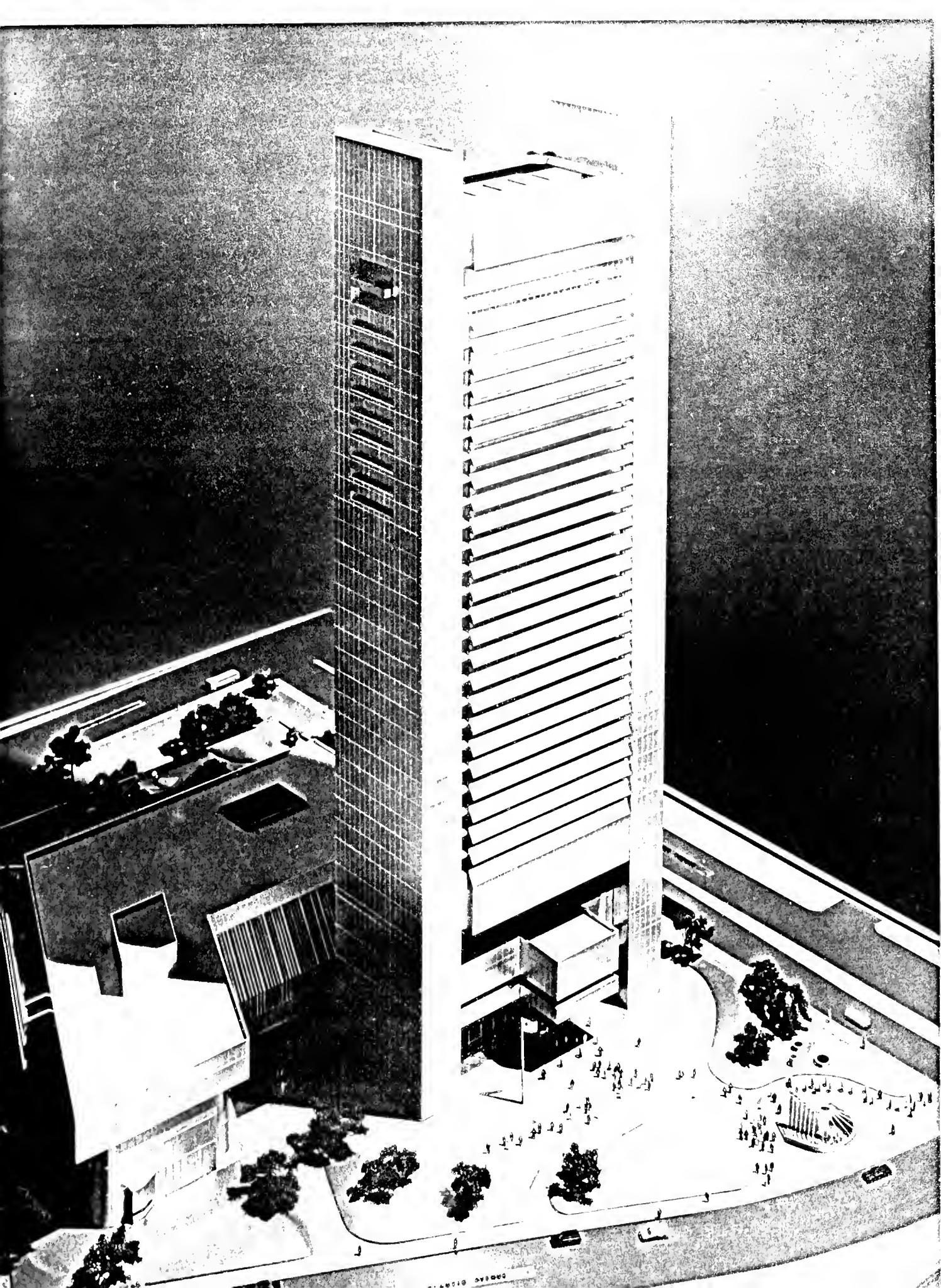
As exclusive leasing agent for the Keystone Custodian Fund, Ryan, Elliott and Company leased approximately 200,000 square feet of office space in this building. This building is now fully occupied.

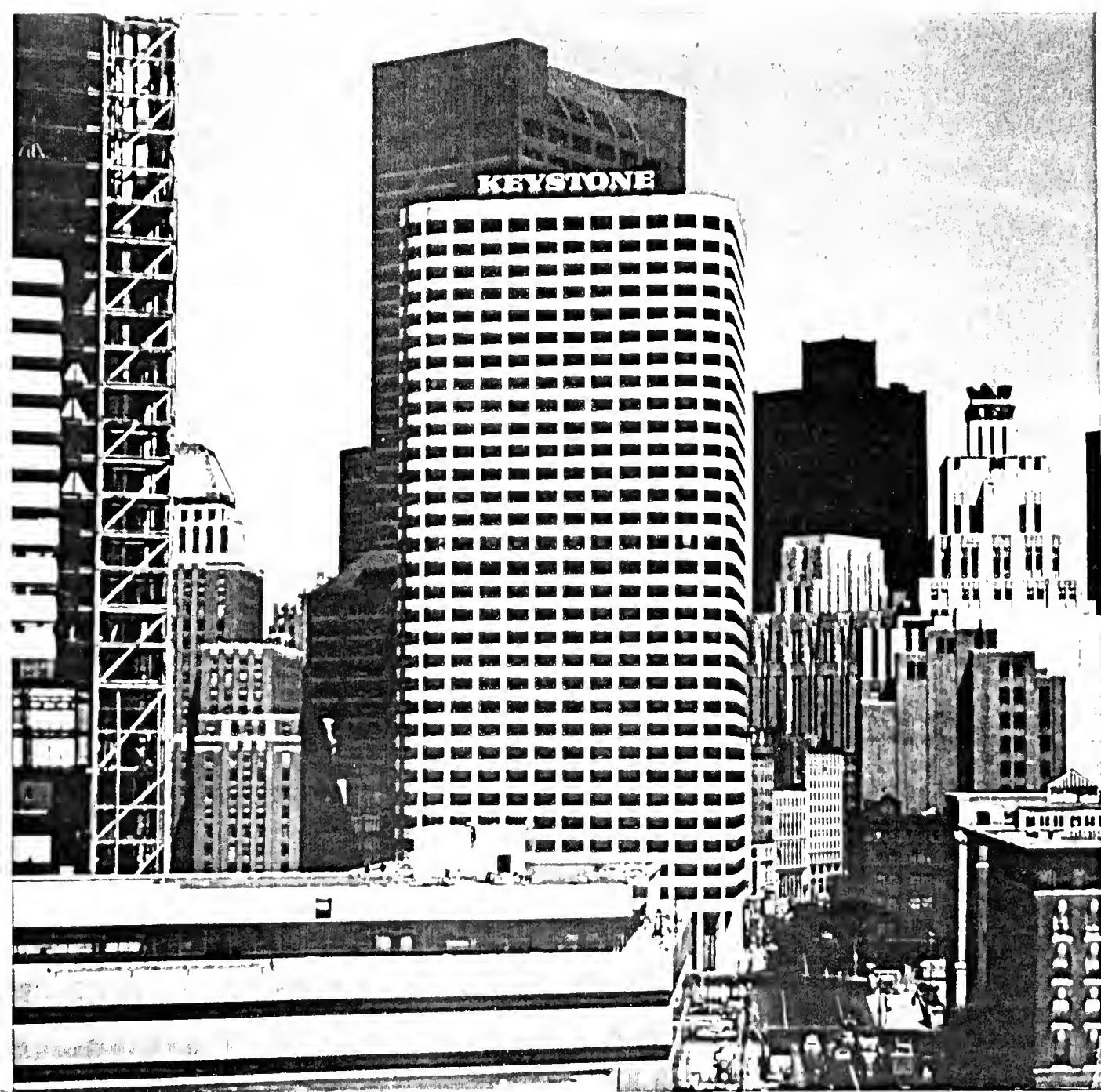
Faneuil Hall Marketplace:

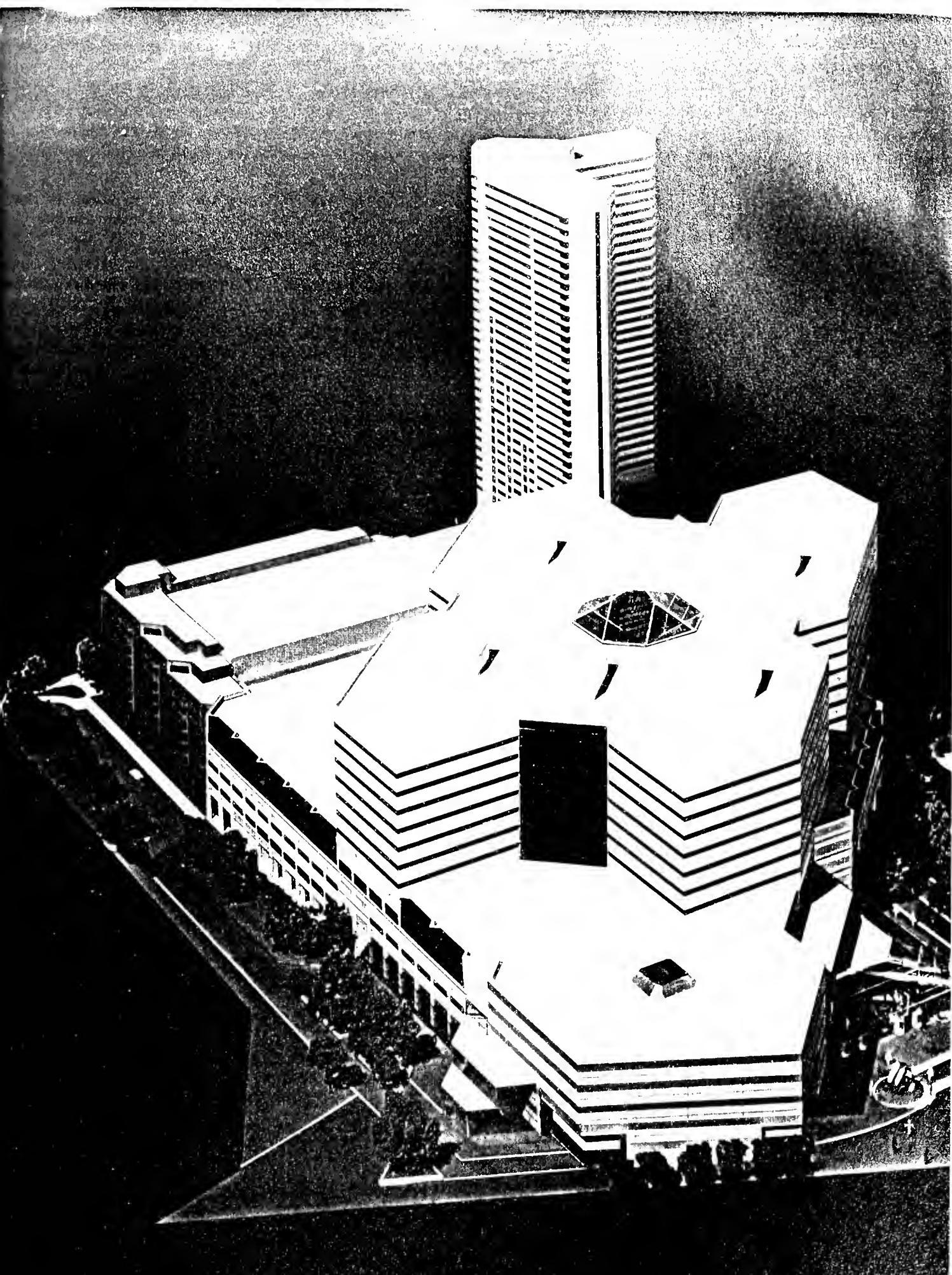
Ryan, Elliott and Company managed and leased for the Rouse Company the office space at Faneuil Hall Marketplace, which is part of this very successful and major redevelopment project on the Boston Waterfront.

Copley Place

Ryan, Elliott and Company represented Urban Investment and Development Company as exclusive leasing agent for the 845,000 square feet of office space in their \$400 million Copley Place development. Ryan, Elliott's role continues as consultant.







D.

PARKING OPERATOR

PILGRIM PARKING

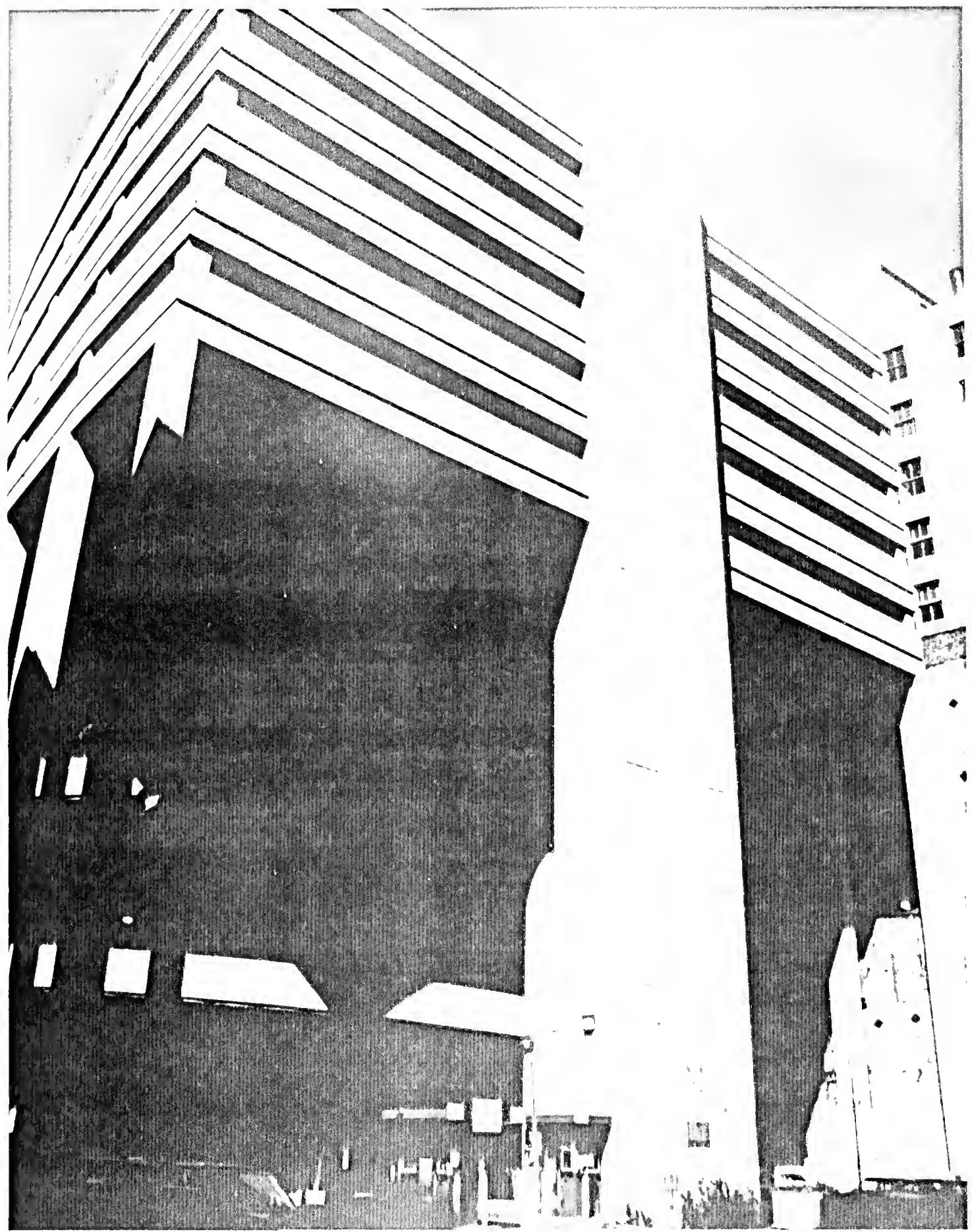
BOSTON, MASSACHUSETTS

PILGRIM PARKING

Marvin A. Meyers, President of Pilgrim Parking, has extensive experience both as a parking consultant and an operator of parking facilities. He worked in the family business, Meyers Parking System, a company which grew to the size of 260 parking facilities throughout the United States, England, and Puerto Rico. In 1960 he was made regional vice president and had the management of 75 parking facilities in the northeast as his immediate responsibility. After the company sale in 1964, Mr. Meyers stayed on as vice president until 1969. He then formed his own parking company, Pilgrim Parking, and at present operates 11 facilities in Boston, Cambridge, and Worcester, Massachusetts.

Mr. Meyers was a consultant on the Government Center Garage. In addition, he has worked on many projects in the northeast. A representative sampling of projects where he has acted as parking consultant are: 900-car Woolworth Building Garage, Boston, 500-car Auditorium Garage, Boston, 600-car Beth Israel Hospital Garage, Boston, 450-car Mount Auburn Hospital Garage, Cambridge, proposed 1,500-car Massachusetts Turnpike Authority Garage, Boston, 4,300-car Worcester Center Garage, Worcester, and a 900-car Associated Dry Goods Garage, Syracuse, New York.

In addition to the above, he has worked on numerous other parking facilities in apartment houses, shopping centers, and public parking lots.



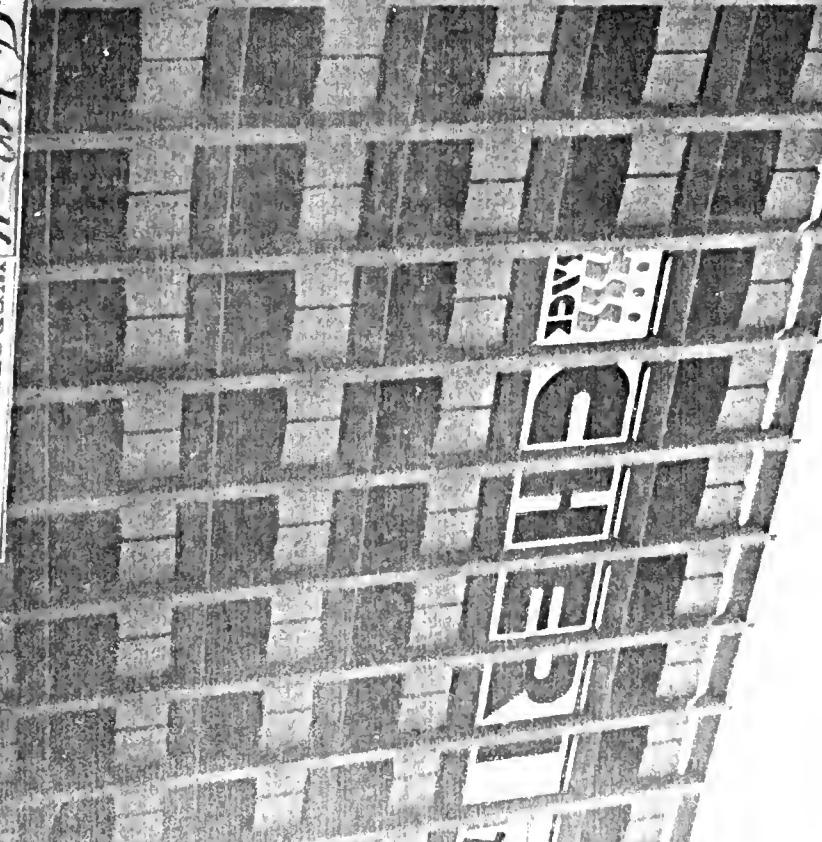
TER LOUNGE

Jack Lynch's WEBSTER LOUNGE
EATING and DRINKING PLACE

21 SEPTEMBER

1968

1968



Mount Auburn
Hospital
Main Entrance
Visitor Parking
Doctor's Office

MT. AUBURN HOSPITAL

450 CARS

BEACON HILL
MOUNTAIN RD
DAZ DUTY
FRENCH & CO.



SAN BAY II

RED GATE

E.

LEGAL COUNSEL
McCORMACK & ZIMBLE
BOSTON, MASSACHUSETTS

MCCORMACK & ZIMBLE

McCormack & Zimble of Boston is a law firm specializing in real estate law. The firm will be legal counsel and will handle legal and regulatory matters including, but not limited to, land disposition agreement, environmental permitting, and zoning approvals.



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